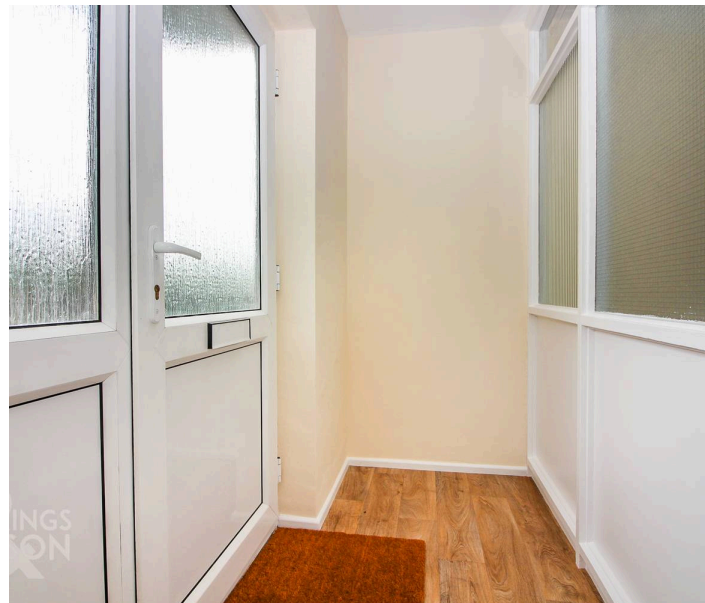




Gamewell Close, Norwich - NR1 2RP

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS



Gamewell Close

Norwich

Set in the SOUGHT AFTER NR1 location within WALKING DISTANCE to LOCAL AMENITIES and REGULAR BUSES into the CITY CENTRE you will find this SPACIOUS flat with uPVC DOUBLE GLAZED WINDOWS and GAS FIRED CENTRAL HEATING. Once inside you will find an ENTRANCE HALL with AMPLE SPACE to STORE COATS and SHOES, 18' SITTING/DINING ROOM which offers FANTASTIC SPACE to RELAX and ENTERTAIN, a 11' KITCHEN with space for a cooker, washing machine, fridge/freezer and STORAGE CUPBOARD. An inner hall leads to the TWO DOUBLE BEDROOMS with BOTH offering FITTED WARDROBES, a THREE PIECE FAMILY BATHROOM and STORAGE CUPBOARDS completes the flat. Adjacent to the property you will find the ALLOCATED STORAGE SHED, with ON ROAD PARKING found near the property on a PERMIT BASIS.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: C

- First Floor Flat
- Permit Parking
- Brick Built Storage Shed
- Open Plan Sitting/Dining Room
- Fitted Kitchen
- Two Bedrooms
- Family Bathroom
- Double Glazing & Central Heating

Located on the fringes of Norwich City Centre to provide an urban retreat, whilst being far enough away from the hustle and bustle, but within convenient walking distance to the football ground, train station and Riverside complex. A number of pubs, cafes, restaurants, cinema and bars can be found along with a fantastic shopping outlet. Easy access to main road links can be found in particular the A11 and A47.

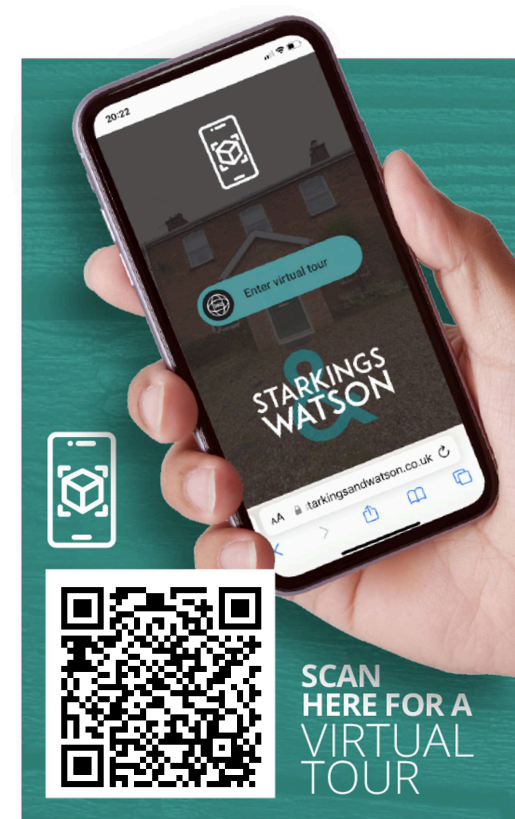


IN SUMMARY

Set in the SOUGHT AFTER NR1 location within WALKING DISTANCE to LOCAL AMENITIES and REGULAR BUSES into the CITY CENTRE you will find this SPACIOUS flat with uPVC DOUBLE GLAZED WINDOWS and GAS FIRED CENTRAL HEATING. Once inside you will find an ENTRANCE HALL with AMPLE SPACE to STORE COATS and SHOES, 18' SITTING/DINING ROOM which offers FANTASTIC SPACE to RELAX and ENTERTAIN, a 11' KITCHEN with space for a cooker, washing machine, fridge/freezer and STORAGE CUPBOARD. An inner hall leads to the TWO DOUBLE BEDROOMS with BOTH offering FITTED WARDROBES, a THREE PIECE FAMILY BATHROOM and STORAGE CUPBOARDS completes the flat. Adjacent to the property you will find the ALLOCATED STORAGE SHED, with ON ROAD PARKING found near the property on a PERMIT BASIS.

FIND US

You may wish to use your Sat-Nav (NR1 2RP), but to help.... Leaving Norwich City Centre on Queens Road heading towards the a47, turn right onto Hall Road just after a set of traffic lights and follow this road almost to the end, turning left onto Latimer Road, and left again onto Gamewell Close. The property can be found on your right hand side.



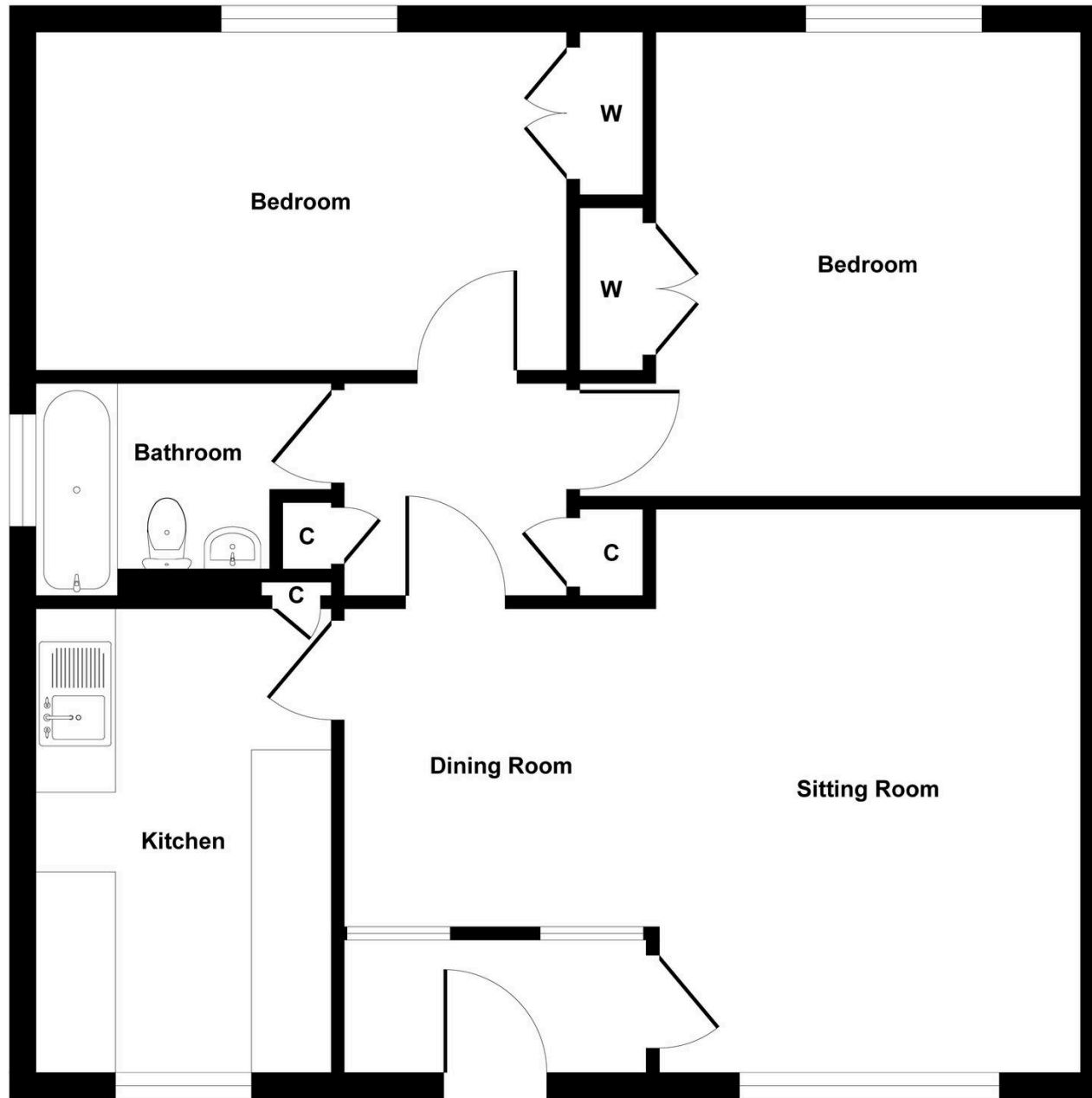




THE GREAT OUTDOORS

There is no formal garden included with the property, but the development does enjoy a range of well maintained lawned gardens throughout.





Floor Plan
Approximate Floor Area
686 sq. ft
(63.73 sq. m)

Approx. Gross Internal Floor Area 686 sq. ft / 63.73 sq. m



Starkings & Watson Hybrid Estate Agents

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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.